

## § 153-410. VC Village Commercial District.

In all VC Districts the following regulations shall apply unless otherwise specified in Article V of this chapter:

A. Permitted land uses. A building may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses and no other, provided that such uses shall comply with such regulations as yard, lot sizes, lot width, building area and heights, impervious surfaces, easements, buffer yards, off-street parking and other provisions as specified herein.

(1) Uses by right. Any of the following uses and no others shall be permitted by right within the VC District provided that all applicable requirements for the use and district are satisfied:

(a) The following uses are permitted on a minimum lot size of 5,000 square feet:

R-3      Twin (per unit)

(b) The following uses are permitted on a minimum lot size of 10,000 square feet:

B-1      Medical Office

B-2      Office

R-1      Single-family Detached Dwelling

R-4      Duplex Dwelling

A-2      Dwelling in Combination with Business

A-3      Family Day-Care

A-4      Home Occupation

A-8      Residential Accessory Structures

A-9      Spa/Hot Tubs

A-10     Swimming Pools

A-11     Temporary Structures and Vehicles

A-17     Solar Energy System, Roof-Mounted [**Added  
2-26-2015 by Ord. No. 15-03**]

(c) The following uses are permitted on a minimum lot size of 20,000 square feet:

C-15     Repair Shop

C-16     Retail Trade and Retail Services

(d) The following uses are permitted on a minimum lot size of 40,000 square feet:

C-5	Convenience Store
C-6	Eating Place [ <b>Added 8-24-2005 by Ord. No. 05-03</b> ]
C-9	Financial Establishment
C-10	Funeral Home
E-2	Commercial School
E-3	Day-Care Center/Nursery School
E-6	Municipal Facility
E-10	Private Organization

(e) The following uses are permitted on a minimum lot size of 120,000 square feet:

B-5	Business Center
A-13	Accessory Business Park or Business Center Uses

- (2) Uses by condition. The following uses and no others shall be permitted as a conditional use within the VC District provided that all of the conditions for said use are satisfied and a conditional use approval is granted by the Board of Supervisors after public notice and hearing and further provided that all applicable requirements for the use and district have also been satisfied:

B-6	Conversion
A-15	Convenience Window (on lots greater than 40,000 square feet only) [ <b>Added 8-24-2005 by Ord. No. 05-03</b> ]

- (3) Uses by special exception. The following uses shall be permitted as a special exception use within the VC District provided that all of the standards and criteria for said use are satisfied and a special exception approval is granted by the Zoning Hearing Board after public notice and hearing and further provided that all applicable requirements for the use and district have also been satisfied:

R-10	Residential Conversion
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**B. Lot area, frontage and width requirements.**

<b>Regulation</b>	<b>Lot Size</b>	<b>Requirement</b>
Minimum lot area		As described in Subsection A(1) above
Minimum frontage at street line	5,000+ s.f.	40 feet
	10,000+ s.f.	50 feet

<b>Regulation</b>	<b>Lot Size</b>	<b>Requirement</b>
Minimum lot width	5,000+ s.f.	45 feet
	10,000+ s.f.	65 feet
	20,000+ s.f.	100 feet
	40,000+ s.f.	150 feet

C. Setback requirements.

<b>Regulation</b>	<b>Lot Size</b>	<b>Requirement</b>
Minimum front yard	5,000+ s.f.	25 feet
	40,000+ s.f.	30 feet
Minimum side yards	5,000+ s.f.	0 feet
	10,000+ s.f.	5 feet
	20,000+ s.f.	10 feet
	40,000+ s.f.	20 feet
Aggregate side yards	5,000+ s.f.	15 feet
	10,000+ s.f.	30 feet
	20,000+ s.f.	35 feet
	40,000+ s.f.	60 feet
Minimum rear yards	5,000+ s.f.	25 feet
	20,000+ s.f.	30 feet
Minimum landscape buffer <sup>1</sup>	5,000+ s.f.	25 feet
	20,000+ s.f.	30 feet
40,000+ s.f.	35 feet	

Residential accessory structures: An accessory structure is permitted only for single-family detached, twin, and duplex dwelling units and must be located to the rear of such principal building and must be no closer than 10 feet from a side or rear property line.

**NOTES:**

<sup>1</sup> All yards abutting a residential district shall be landscaped in accordance with the requirements of the Subdivision and Land Development Ordinance, as last amended.

D. Maximum coverage regulations.

<b>Regulation</b>	<b>Lot Size</b>	<b>Requirement</b>
Building coverage	5,000+ s.f.	15%
	40,000+ s.f.	20%
Impervious coverage	5,000+ s.f.	75%
	40,000+ s.f.	65%

E. Maximum height regulations.

- (1) Principal structure: 35 feet, not exceeding 2 1/2 stories.
- (2) Residential accessory structures: 14 feet, not exceeding one story.

F. Access regulations. The following regulations shall pertain to access for all lots to be developed in the Village Commercial District:

- (1) Accessways leading onto a public street shall be built to the dimensional requirements specified in the Subdivision and Land Development Ordinance,<sup>1</sup> as last amended.
- (2) For any lot used for development pursuant to this section, or for a group of two or more lots which share parking pursuant to requirements of § 153-703, no more than two points of access onto a street may be permitted.
- (3) Any lot with less than 150 feet at the front street line shall be limited to one access onto that street. A second access shall be permitted only if the side or rear lot lines abut another street.
- (4) Accessways shall be spaced a minimum of 50 feet on center of any lot used for development pursuant to this section, or for a group of two or more lots which share parking pursuant to requirements of § 153-703 herein. In addition, accessways shall be spaced a minimum of 50 feet on center from existing accessways on adjacent properties whenever feasible. When this is not feasible, common drives and/or the use of shared common parking pursuant to § 153-703 herein shall be encouraged.
- (5) Adjacent uses are encouraged to share accessways in order to minimize points of access on any street.
- (6) When a driveway is located in a side yard entirely on one lot, that side yard must be a minimum of 25 feet and the driveway must be set back a minimum of five feet from the side property.

G. Parking and internal circulation. The following regulations shall govern parking and circulation within lots to be developed in the Village Commercial District:

- (1) Parking shall be in accordance with all provisions of this chapter and the Township Subdivision and Land Development Ordinance, as last amended.
- (2) The number of parking spaces required for any development shall be regulated by the

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1. Editor's Note: See Ch. 136, Subdivision and Land Development.

requirements contained in § 153-502. For mixed-use structures, the parking provided shall be equal to the sum total of required spaces for all uses contained herein.

- (3) No parking shall be permitted in the front yard except for properties used for residential purposes.
- (4) No parking shall be located closer than five feet to the side or rear property lines.